057.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,400 / 801,400
					USE VALUE:	801,400 / 801,400
					ASSESSED:	801,400 / 801,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDLER MICHAEL &
Owner 2:	LANGELIER SARA
Owner 3:	
Street 1:	18 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YIM IVAN -
Owner 2:	YIM RODGER JESSICA -
Street 1:	18 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,915 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1788 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4915.000	404,200		397,200	801,400
Total Card	0.113	404,200		397,200	801,400
Total Parcel	0.113	404,200		397,200	801,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.21 | /Parcel: 448.2

Legal Description

User Acct

37935

GIS Ref

GIS Ref

Insp Date

08/25/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 057.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	404,200	0	4,915.	397,200	801,400	801,400	Year End Roll	12/18/2019
2019	101	FV	296,700	0	4,915.	397,200	693,900	693,900	Year End Roll	1/3/2019
2018	101	FV	296,700	0	4,915.	266,700	563,400	563,400	Year End Roll	12/20/2017
2017	101	FV	237,300	0	4,915.	255,400	492,700	492,700	Year End Roll	1/3/2017
2016	101	FV	216,300	0	4,915.	232,700	449,000	449,000	Year End	1/4/2016
2015	101	FV	203,500	0	4,915.	187,300	390,800	390,800	Year End Roll	12/11/2014
2014	101	FV	203,500	0	4,915.	167,400	370,900	370,900	Year End Roll	12/16/2013
2013	101	FV	203,500	0	4,915.	158,900	362,400	362,400		12/13/2012

!4895!

PRINT

Date	Time
12/10/20	19:51:46

LAST REV

Date	Time
06/29/17	18:08:22

danam

4895

USER DEFINED

Prior Id # 1:	37935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YIM IVAN,	66325-92		11/2/2015	Change>Sale	642,000	No	No		
DORRINGTON ALI	54017-556		12/18/2009		405,000	No	No		
	9217-96		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2017	430	Solar Pa	2,000	C				
6/7/2016	751	Addition	15,900					MUDRM ADDITION
3/17/2016	301	Heat App	19,000					HVAC 2 units
2/18/2016	165	Manual	116,025		2/19/2016			New partition in a
5/30/2013	768	Manual	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
4/30/2014	External Ins	PC	PHIL C
6/10/2013	Info Fm Prmt	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Meas/Inspect	263	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4915		Sq. Ft.	Site		0	70.	1.15	11									397,216						397,200	

Total AC/HA: 0.11283 | Total SF/SM: 4915 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,216 | Spl Credit | Total: 397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23724830
Const Adj.:	0.99742496
Adj $ / SQ:	160.428
Other Features:	105628
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453125
Depreciation:	48937
Depreciated Total:	404187

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

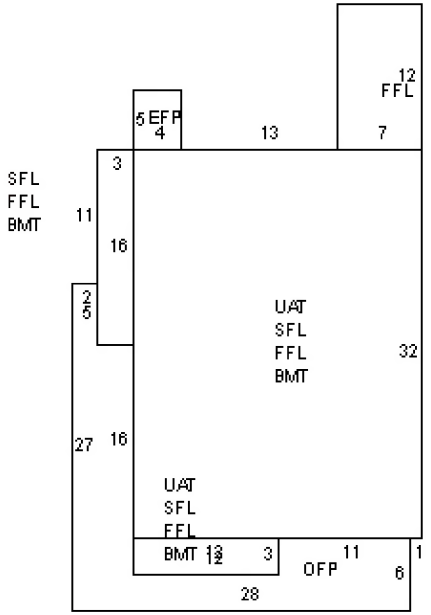
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.43
Special Features:	0	Val/Su Net:	131.11
Final Total:	404200	Val/Su SzAd	226.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	160.430	150,161
BMT	Basement	852	48.130	41,005
SFL	Second Floor	852	160.430	136,685
OFP	Open Porch	222	23.870	5,299
UAT	Upper Attic	201	64.170	12,898
EFP	Enclos Porch	20	72.410	1,448

	Net Sketched Area:	3,083		Total:	347,496
Size Ad	1788	Gross Are	3686	FinArea	1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	